

**Audience Questions
Pre-Proposal Briefing
Request for Proposals
City Property at 74th Street and McDowell Road
7-30-10**

1. Would the City consider using a “soft” letter of condemnation to provide better access?
 - A) The City has not had recent experience in using condemnation for a revitalization project, whether through a formal condemnation process or through a “soft” process of using the potential of condemnation to bring parties to the negotiating table. Any use of the City’s eminent domain powers would require City Council action, and the Council has not indicated support for using condemnation in revitalization projects.
2. What would happen if control of the Los Arcos Crossing site goes to a proposer who was not rated highly by the City evaluation process? Is the RFP process merely a planning exercise?
 - A) With the Los Arcos Crossing site expected to go through a foreclosure auction on August 5, there may soon be a new owner of that property. The City’s RFP process has been timed to overlap with the foreclosure so that a new owner of the adjoining property would be able to submit a proposal for the City property or to team with other proposers. The City recognizes that its property may have more value and more impact on revitalization if combined with the larger Los Arcos Crossing property, but will decide on the basis of the specific proposal whether to participate in any proposal including other properties. The new owner of the Los Arcos Crossing site, of course, will be free to pursue development of the site through the normal development review process if the City chooses not to combine its property with it.
3. Did the City recently obtain utility easements running between the RFP site and the former Basha’s store directly to the north?
 - A) In the immediate vicinity of the RFP site, the City has water and sewer lines in easements that run east-west along the northern boundary of the property. The City also has easements and a sewer main running east-west in Culver Street from 74th to Miller.